



Corona Freeway



Temescal Canyon Rd



RI RETAIL INSITE



SITE
Over 270 New Apartment Units

CORONA TERRANO

Available Retail Shops & Drive-Thru Pads



RI RETAIL INSITE

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TERRANO

AVAILABLE RETAIL SHOPS AND DRIVE THRU PADS

PROPERTY OVERVIEW



- Master Planned Mixed Use Development
- ±40,000 SF of Retail
- Terrano projects consists of 276 homes
- Located in close proximity to 18-Hole Championship Dos Lagos golf course
- Adjacent to 575,000 SF Shops at Dos Lagos lifestyle center
- 15-acre Class A Office Complex
- Surrounded by high-end master planned communities
- High income area with growing population and housing
- Freeway signage for pad users available

Over 270 New Apartment Units

±40,000 SF of Retail Space Available

TERRANO

AVAILABLE RETAIL SHOPS AND DRIVE THRU PADS



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	2,517	21,788	83,141
Forecasted Population (2021)	3,831	30,307	113,867

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	804	6,470	24,173

AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$104,455	\$110,499	\$102,067
Avg Family Income	\$114,919	\$118,746	\$110,339

MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$95,849	\$99,332	\$92,567
Median Family Income	\$107,317	\$108,691	\$101,922

\$\$\$ PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$33,375	\$32,913	\$29,988

\$\$ OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$74,798	\$77,516	\$72,535

DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Number of Businesses	56	479	1,980
Total Number of Employees	881	6,959	27,575

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	1,639 65.1%	14,448 66.3%	52,153 62.7%
Black or African American	154 6.1%	1,165 5.3%	4,562 5.5%
American Indian & Alaskan Native	15 0.6%	143 0.7%	560 0.7%
Asian	255 10.1%	1,982 9.1%	8,109 9.8%
Hawaiian & Pacific Islander	6 0.2%	63 0.3%	291 0.3%
Other Race	340 13.5%	2,954 13.6%	12,950 15.6%
Two or More Races	109 4.3%	1,034 4.7%	4,516 5.4%

AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	33.1 yrs	32.2 yrs	32.8 yrs

HOUSING

	1 MILE	3 MILES	5 MILES
Total Housing Units	859	6,836	25,371